Hello everyone,

We are resending yesterday's newsletter with the Notice of CPO Order at its foot – apologies that it was not included first time around.

## Latest news on the Twickenham Riverside development: response from the Twickenham Riverside Trust (TRT) to the Council's Compulsory Purchase Order of the Diamond Jubilee Gardens

This is to inform you on the latest developments regarding the Twickenham Riverside development.

Following its planning application for the redevelopment of the riverside, the Council recently formalised its intent to launch a compulsory purchase order (CPO) of land and new rights on the site – including of the Diamond Jubilee Gardens.

The public notice which has been put up on the site is reproduced below. Details of the CPO can be accessed on the Council's website <u>HERE</u>.

The Twickenham Riverside Trust (TRT), which is responsible for the Diamond Jubilee Gardens under the 125 year lease granted to the TRT by the Council in 2014, has now issued a statement stating that it will be "... lodging a strong objection against the Compulsory Purchase Order (CPO) made on 21 October by the London Borough of Richmond Upon Thames Council, which is targeted primarily at the Diamond Jubilee Gardens". The TRT adds that 'the Trust will now be calling on the Secretary of State to reject the CPO on the Gardens.'

## The Chair of the TRT said:

"We commissioned an independent assessment by the surveyors, Carter Jonas, of the quantity and quality of the public open space in the Council's development design compared to the existing space on Twickenham Riverside".

"We have been advised that the public open space provided in the CPO is not of equal advantage compared to what exists today. That means it would not benefit the public in terms of open space and the use of that land and would therefore be considered, under the relevant legislation, to be disadvantageous to the public compared to what exists today in the Gardens and on the Embankment. This is a fundamental point given the Trust's objectives".

"The basis of the Council's case is complex, and we will give more detail in the next ten days, when our objection has been submitted".

"The Trust must be guided throughout by the objects in its articles, which are «to preserve, protect and improve, for the benefit of the public, the riverside and its environs at Twickenham», and also by the purpose for which the Gardens were created and the lease granted to the Trust just seven years ago."

You can read the TRT statement in full on the TRT website by clicking <u>HERE</u>.

If you wish to make representation or object to the CPO, as stated in the LBRuT notice, this must be sent to Secretary of State for Levelling Up, Housing & Communities in writing **before 23rd November 2021**, stating the title of the order, the grounds of objection and the objector's address and interests in the land.

Since we started writing this newsletter, a number of statements have - as you may have seen - been issued by the Council and by individual councillors challenging the Trust's position and seeking to cast doubt, unfairly – including at a more personal level – on the integrity of the Trust. It is disheartening and (even at this stage) disappointing to see the extent of misunderstandings and oversimplifications in some of these statements.

As ever, we welcome your comments.

## The RAG team NOTICE OF CPO ORDER

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THE LONDON BOROUGH OF RICHMOND UPON THAMES (TWICKENHAM RIVERSIDE)
COMPULSORY PURCHASE ORDER 2021
COMPULSORY PURCHASE OF LAND AND NEW RIGHTS IN TWICKENHAM RIVERSIDE
Notice is hereby given that the London Borough of Richmond upon Thames made on 11 October 2021 The London Borough of Richmond upon Thames (Twickenham Riverside) Compulsory Purchase Order 2021 under sections 226(1)(a) and 226(3)(b) of the Town and Country Planning Act 1990 and section 13(1) of the Local Government (Miscellaneous Provisions) Act 1976. It is about to submit this order to the Secretary of State for Levelling Up, Housing & Communities for confirmation and if confirmed, the order will authorise The London Borough of Richmond upon Thames to purchase compulsorily the land and the new rights described below for the purpose of facilitating the carrying out of development, redevelopment, or improvement of the land, consisting of a scheme including demolition and other works and the provision of open space, residential, commercial, retail, restaurant, public house, café, recreational and other complementary uses, as well as new infrastructure, public realm, highway works and access.
A copy of the order and of the accompanying map may be seen at Twickenham Library, Garfield Road, Twickenham, TW1 3JT between 9.30am – 7:00pm on Mondays, 9.30am – 6:00pm on Tuesdays, 10:00am – 7:00pm on Wednesdays, 9:30am – 6:00pm on Thursdays and 9:30am – 6:00pm on Fridays; they are also available for inspection at <u>https://richmond.gov.uk/compulsory purchase order</u> . Alternatively, a hard copy of the order and map may be requested by contacting Anna Sadler using the following contact details: <u>Anna Sadler@richmondandwandsworth.gov.uk</u> or 07850 513568. Any objection to the order must be made in writing to Secretary of State for Levelling Up, Housing & Communities, Planning Casework Unit, 5 St Philip's Place, Colmore Row, Birmingham B3 2PW before 23 November 2021 and should state the title of the order, the grounds of objection and the objector's address and
interests in the land.
DESCRIPTION OF LAND AND THE NEW RIGHTS
Land To Be Acquired
The Order Land comprises approximately 2.03 hectares of land in around Water Lane, King Street, Wharf Lane and the Embankment, in Twickenham, London, and includes 1-1b King Street (3 retail and office units at the northern end of Water Lane); Diamond Jubilee Gardens; a closed public car park at the southern end of Water Lane; an area of derelict land and buildings to the north of the Gardens; and a part of the Embankment highway.
New Rights To Be Acquired
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